



**Twickenham Road, BIRMINGHAM B44 0NS**

**welcome to**

## **Twickenham Road, BIRMINGHAM**

A three bedroom end of terrace property offered with no onward chain.

### **Agent Note**

Council Tax Band is A.

### **Entrance Hall**

Storage cupboard, double glazed window to side and central heating radiator.

### **Lounge**

8' 3" and recess x 10' 7" ( 2.51m and recess x 3.23m )  
Double glazed bay window to front and central heating radiator.

### **Dining Room**

15' 10" x 10' 10" into recess ( 4.83m x 3.30m into recess )  
Double glazed sliding door to garden and central heating radiator.

### **Kitchen**

11' 3" and recess x 5' 11" ( 3.43m and recess x 1.80m )  
Double glazed window to rear, wall and base units, integrated hob and oven and central heating radiator.

### **Landing**

Double glazed window to side with access to loft.

### **Bedroom One**

12' 9" x 9' 9" into recess ( 3.89m x 2.97m into recess )  
Double glazed window to front and central heating radiator.

### **Bedroom Two**

13' 2" x 10' into recess ( 4.01m x 3.05m into recess )  
Double glazed window to rear and central heating radiator.

### **Bedroom Three**

9' x 6' 11" ( 2.74m x 2.11m )  
Double glazed window to front and central heating

radiator.

### **Shower Room**

Shower cubicle with separate wc, pedestal wash hand basin, central heating radiator and double glazed window to rear.

### **Rear Garden**

Patio area and lawn.





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welcome to

## Twickenham Road, BIRMINGHAM

- NO CHAIN
- TWO RECEPTION ROOMS
- DRIVEWAY
- LOCAL SCHOOLS AND SHOPS
- TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£200,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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